

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING
JANUARY 6, 2015**

Place: Room 206, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Cameron, Cunningham, Olvany, Voigt

STAFF ATTENDING: Ginsberg, Keating
RECORDER: Syat
Channel 79

Chairman Cameron opened the meeting at 8 P.M. and read the first agenda item:

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *PUBLIC HEARING OPENED 10/28/2014. DEADLINE TO CLOSE PUBLIC HEARING IS: 1/6/2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Attorney Bruce Hill represented the applicant and said that they will be appearing before the Environmental Protection Commission tomorrow night, January 7th and will of course grant an extension of time so that the Planning & Zoning Commission can continue the public hearing regarding the zoning aspects of the application. Attorney Hill said that the proposed Kensett II involves the construction of 14 additional market rate units plus two affordable housing units. He said at the end of the October 28th Public Hearing, there were open questions that need to be addressed. The first issue was the review of the engineering and storm drainage design. He said that the Town has hired Professional Engineer Joseph Canas to conduct a peer review of the submitted Engineering Report. This resulted in a letter from Mr. Canas dated December 31, 2014. In reponse to that, more calculations have been submitted.

The second issue involves land area. The existing Kensett project includes 16.56 acres, of which 4.64 acres is dedicated as a Conservation Easement. The proposed Kensett II project involves an additional 2.49 acres bringing the total acreage to 19.05. A total of 6,317 sq.ft. of additional land area will be dedicated as conservation easement due to the Kensett II project. This new conservation area is contiguous to the wetlands.

The third issue concerns the re-configuring of the parking for the two affordable housing units. John Watson, Professional Engineer, said that there will now be three parking spaces for each of the affordable housing units. One parking space will be in the garage, and two exterior parking spaces will be located in the front yards and adjacent to Wakemore Street. The affordable housing units

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will be accessed from Wakemore Street rather than from the internal Kensett driveway. Mr. Watson said that the Storm Drainage System includes infiltrators in six areas and has been designed for a 100 year design storm. They are mitigating the volume of additional stormwater caused by increases in impervious area as well as the peak flow. He said that the drainage system has been oversized to make sure that it will minimize flooding.

Attorney Hill reminded the Commission that the storm drainage that comes to the Kensett site from Wakemore Street is allowed to drain through the Kensett site and the storm water runoff from the Kensett development is not connected into that Wakemore Street drainage system. The old drainage system that went through the site needed to be repaired and replaced and that work has been done.

Mr. Watson referred to a November 18, 2014 memorandum that reviews the history of the Storm Drainage System. He noted that in 2012, the Commission approved an amendment that allowed the two drainage pipes from Wakemore Street to be connected to each other. He said that the real constriction of stormwater occurs downhill from the Kensett property as the watercourse goes under the railroad tracks. He said that the old, disconnected and inefficient pipes from Wakemore Street that went through the Kensett property were replaced with new pipes. That work was completed in September or October of 2012. Subsequent to that time period, during construction, the 48 inch diameter pipe that carries the water from Wakemore Street through the site, was temporarily reduced down to several smaller pipes that were less efficient and could only carry about half the capacity. In the April 30, 2014 storm, this temporary constriction caused some flooding and backing up of the water. The temporary pipes have been removed and since then, there have been significant rain storms that have not caused any problems for the neighbors. He said that the constriction at the railroad tracks has not been removed or changed. The outlet of stormwater from the Kensett project and from Wakemore Street goes into a plunge pool area to temporarily pond up water on the east side of the railroad tracks.

Mrs. Cameron said that she visited the site three times and has photographs of the site from November 17, 2014 after the significant rain storm. She said that there is a large mound of fill and other earth material in the vicinity of the outlet and wondered if it could be removed to make a larger plunge pool. Mr. Watson said that a larger plunge pool would not be big enough to hold all of the excess stormwater runoff.

Mrs. Cameron said that little or no stormwater appears to be entering the rain gardens and the detention areas on the site. She questioned where the runoff water from the existing, developed portions of Kensett is going. Mr. Hill said that all of the drainage systems are not yet connected. In reviewing a photograph, it was noted that there is a large 48 inch diameter pipe and a smaller 12 inch diameter pipe that discharge at the northwest corner of the Kensett site. Mr. Hill said that the larger of the pipes is from the Wakemore Street drainage and the 12 inch pipe is apparently the outlet from the Kensett project.

Bob Dale said that the rain gardens are fed by the roof drains from the houses in Kensett. The bottom of the rain gardens is higher than the Wakemore Street area, thus, the rain gardens will not appear wet until all the drainage is properly hooked up.

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Mrs. Cameron said that she noted on her December 9th site visit that much of the stormwater from Camp Avenue and Allwood Road flows down into Wakemore Street. She wondered where it goes from there. Mr. Watson said that it goes down Wakemore Street and into the 48 inch diameter pipe that flows through Kensett. Mr. Hill said that unless something is done upstream, then the only thing they can do is provide the large pipe so the water flows through Kensett.

Mr. Olvany asked if any of the stormwater runoff from the proposed 2.49 acres of Kensett II flows into the Wakemore Street drainage area. Mr. Watson said that he will take that stormwater runoff and direct it into the trunk line upstream, therefore reducing the overland flow into the Kensett drainage system.

Bill McGuinness, one of the developers of Kensett, said that they want to install a trench drain at the top of Wakemore Street to catch much of the surface water that comes from Camp Avenue and Allwood Road. This will allow them to direct the surface water into the inlet structure at the end of Wakemore Street. He referred to the outlet of the 48 inch diameter pipe near the railroad tracks. He said that the December 9th photograph shows that the high water mark is still lower than the top of the pipe indicating that there was additional capacity in the pipe. He said that none of the Kensett project flows into any of the Wakemore Street neighbors' properties.

Mr. Hill said that the EPC Resolution for Application EPC 24-2007 notes that the discharge pipe of Wakemore Street goes through the site, but it is not required that they upgrade that pipe. He said that the developer has spent close to \$400,000 to improve that drainage situation. That system was designed by Denise Halstead and has been reviewed by Mr. Watson and Mr. Canas.

Attorney Hill said that a supplemental Traffic Report has been submitted. He referred to the September 9th two-page letter. It discusses the queueing of vehicles waiting for school buses. Fred Greenberg, the Traffic Consultant, has also written a letter dated January 5, 2015. He said that not much can be done about the parents waiting in vehicles near the school bus stop. Mr. Olvany asked if any of the corner lot at Hoyt Street and Wakemore now owned by the Kensett developers could be used for a parking area so that parents waiting for the school bus could park some place other than Wakemore Street.

Attorney Hill replied that it is a valuable building lot now it is not reasonable to use it as parking for short term periods while parents wait for a school bus to pick up or drop off their children.

Mr. Olvany and Mrs. Cameron asked about the possibility of a sidewalk from the Kensett clubhouse down to Hoyt Street, and if any of that can be enlarged to create a school bus waiting area for children and if it might be possible to cover that waiting area. Attorney Hill said that he has tried to get the Board of Education to have a bus go into or through the Kensett site. He said that they cannot and should not use the emergency driveway outlet at the southeast corner of the project to make it into a loop. He said that the only thing he can think of is for residents to petition the Superintendent of Schools to revise the school bus route and/or schedule. He said that he has been trying to solve this problem, but has not yet had any luck in doing so. In response to questions, Attorney Hill said that the possibility of installing a sidewalk from Wakemore Street to Camp Avenue will involve 8 properties with steep driveways and a total length of more than 600 ft.

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Bill McGuinness submitted photographs of the area along Hoyt Street. Mr. Olvany said that they should show property lines and a sketch of where a sidewalk could go for the files. Attorney Hill said that the ownership of the street right-of-way and of the private land is only one issue. The topography and location of trees and the costs are other issues. He said that they will provide a sketch as requested.

In response to questions, Bill McGuinness said that the developer has taken steps to reduce or eliminate construction traffic at the east end of Wakemore Street. Mrs. Cameron confirmed that her observation coincides with that statement.

Attorney Hill said that 49 units have been sold or are under contract for sale. Of those 49 units, only 15 school age children are involved and 13 of those students attend Darien schools. Two attend private schools. Of those 13 children in the Darien schools, 9 of them have moved from other parts of Darien and 4 new children are involved. He said that their records show approximately 7 children who are not yet school age have moved into the Kensett project.

Joseph Canas, P.E., referred to his November letter of concerns regarding the storm drainage conditions. He said that the January 2nd responses are being reviewed and he will provide a comment to the Commission as soon as possible.

Attorney Wilder Gleason explained that he is representing several of the Wakemore Street residents. He said that the current proposal should be denied until the current problems with the previous approval and development have been corrected. He said that the applicant continuously told the Commission that this would be an adult oriented living situation and that they repeatedly stressed that their marketing would be age targeted and that no children at the site would be anticipated. He said that the neighbors feel that this has not been honored. He submitted a copy of Section 571 of the Regulations and a copy of the original Planning & Zoning Commission approvals. He also referred to Stipulation J regarding the drainage problem and Stipulation T which gives the Commission the authority to revoke the approval if misrepresentations have been made.

Attorney Gleason said that the proposal submitted by the applicant had involved housing units that would be 3,000 to 3,500 sq.ft. with first floor master bedrooms. These were integral parts of the project being age targeted, particularly for empty nesters in Darien who wish to stay in the community and downsize. He also said that the applicant proposed to address the drainage problems of Wakemore Street. The project engineer, Denise Halstead, said that the storm drainage design would be for a minimum 10 years design storm to the Commission and she represented to a neighbor in an email that the design storm would be a 25 year design storm.

Attorney Gleason said that the Tax Assessor's records show that 23 units in the development have been sold and occupied. He said that this results in 5 or 6 cars queued at the Wakemore Street/Hoyt Street intersection waiting for school buses to pick up or discharge school children. He said that the number of cars will increase as more units in the existing Kensett project are sold and occupied. He said that the current problem experienced by the neighbors is only a fraction of what the ultimate problem will be, particularly if Kensett II is approved by the Commission.

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Attorney Gleason showed and submitted copies of a DVD indicating that the age targeted marketing is not occurring as represented to the Commission. He said key points were the size of the units, the design of the units and the lack of first floor master bedroom as originally proposed to the Commission as an important aspect of the age targeted development. He said that the units that are being built now have 3 or 4 bedrooms and basements that could be used as additional bedrooms and only one of the 6 unit style designs has the master bedroom on the first floor. He said that in the marketing produced by the Kensett developers, they promote the high quality of Darien schools. Such promotion of the schools would not be appropriate if the units are age targeted to people that have no school children. Attorney Gleason said that the Commission should require that the gate at the emergency egress driveway which has recently been installed at the emergency egress driveway must remain in place and be used only for emergencies and not for construction traffic. He also said that the storm drainage that overflows from Kensett II will flow into Wakemore Street and then flow through the Wakemore Street drainage pipe. He said that none of the water from the Kensett project should be allowed to enter this 48 inch diameter pipe.

Mr. Oleg Starovoitov, a neighbor on Wakemore Street, said that he believes that storm drainage pipe connections from the Kensett development already feed into the Wakemore Street drainage pipe. He said that this was not supposed to occur. Oleg Starovoitov said that the Wakemore Street pipes were full at the peak of the rain. He said that the picture that Mr. McGuinness showed was after the peak had occurred and that is why the water level is not up to the top of the pipe. Mrs. Cameron asked Mr. Starovoitov if stormwater backed up onto his property at 22 or 24 Wakemore Street in the December rainstorm. He said that it had not. He said he moved into the house approximately 10 years ago and the property only flooded three times in that 10 years.

Attorney Gleason said that the neighbors are asking for drainage verification about the design of the drainage system, and that the drainage system has been installed properly and in accordance with the approved plans. He also said that the driveways for the affordable units in Kensett II should not be directed onto Wakemore Street, they should be directed onto the internal driveway within Kensett. He also noted that Wakemore Street should be repaved as part of the development.

Attorney Gleason submitted copies of the Tax Assessor's records which differ regarding the amount of square footage compared to the promotional information that was provided by the applicant. Attorney Gleason submitted a list of homeowner requests that would address their concerns. He said that he would also provide more information to the Commission.

Attorney Bruce Hill said that the project has been worked on since 2007 and he will have their engineers provide additional information regarding the pipes and the drainage system. He questioned if the neighbors had any engineering expertise or comments rather than basing their opinions on laypersons observations only.

The Commission concluded that they would need to continue the public hearing regarding this matter and will do so on January 20, 2015 at 8:00 P.M. in Room 206 of Town Hall.

At about 10:25 P.M., Chairman Cameron then read the following agenda item:

Special Permit Application #60-M/Site Plan, Land Filling & Regrading Application #121-B, Country Club of Darien, 300 Mansfield Avenue. Proposing to implement alterations to the

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existing main clubhouse, including alterations and addition to the existing “Medallion Room” and Terrace; alterations to the landscape of the “South Lawn and Pub Patio” and alterations to the existing roof along the west façade; and to perform related site development activities. The subject property is located on the east side of Mansfield Avenue approximately 1,200 feet north of its intersection with Buttonwood Lane, and is shown on Assessor’s Map #5 as Lot #40 in the R-2 Zone.

Kevin Cunningham was present at the meeting but did not sit with the Commission nor did he participate in any of the discussion regarding this matter.

David Woods, Project Architect, explained that there are four major aspects of the additions and alterations proposed at the main clubhouse of the Country Club of Darien. He said the Clubhouse is located a great distance from any of the neighboring property owners. Mr. Woods explained that the Medallion Room will be moved and replaced and expanded by approximately 3,000 square feet. Much of this additional building coverage is a roof over the patio. An enlarged terrace will project from the south and southeast sides of the Medallion Room and will be raised up to an elevation to match that of the ballroom. The third aspect of the project is the expansion of the lawn to the south of the terrace and east of the swimming pool. The fourth aspect of the project is the roof change on the west and northwest sides of the structure to screen the mechanical equipment located on the roof. Mr. Woods explained that the Architectural Review Board had reviewed and approved the project at their October meeting.

Mr. Ginsberg said that the Department of Public Works recommends an exemption from the storm water management requirements due to the size of the site and the relatively small size of the change in impervious area. He said that the Fire Marshal will require egress lighting from the emergency exit doors.

There were no comments from the public regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Voigt, seconded by Mr. Olvany and unanimously approved.

At about 10:35 P.M., Chairman Cameron read the following agenda item and Mr. Cunningham rejoined the Commission:

Continuation of Public Hearing regarding Special Permit Application #283, Land Filling & Regrading Application #336, David & Helen Lowham, 67 Peach Hill Road. Proposing to fill and regrade and install stormwater management in association with a replacement single-family residence, install a sports court at the end of the proposed driveway, and to perform related site development activities. The subject property is located on the north side of Peach Hill Road approximately 2,000 feet west of its intersection with Mansfield Avenue, and is shown on Assessor’s Map #6 as Lot #137 in the R-2 Zone. *DEADLINE TO CLOSE PUBLIC HEARING IS: 1/6/2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Doug DiVesta, Professional Engineer, represented the property owner and noted that a revised and corrected survey has been submitted in response to the comments from the Commission members at a previous meeting. He said that they looked into the installation of the rain garden on the site but

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found that it would not be appropriate in this specific circumstance. Mr. Ginsberg confirmed that the Public Works Department agreed with that conclusion. A revised updated survey reflects an updated zoning chart.

There were no comments from the Commission members or general public regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Olvany, seconded by Mr. Voigt and unanimously approved.

Chairman Cameron read the following agenda item:

Continuation of Public Hearing regarding Land Filling & Regrading Application #337, Ellie Eglin, 210 Leroy Avenue. Proposal for cutting, filling, and regrading associated with the construction of a replacement single-family residence and swimming pool and to perform related site development activities. The subject property is located on the north side of Leroy Avenue approximately 100 feet east of its intersection with Middlesex Road, and is shown on Assessor's Map #6 as Lot #3 in the R-1 Zone. *DEADLINE TO CLOSE PUBLIC HEARING IS: 1/6/2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Doug DiVesta, Professional Engineer, represented the property owner and explained that the hearing had been continued from November so that a neighbor could review the plans. He said that the neighbor has adequately reviewed the plans and they are okay with the design. He said that the regrading of the site requires Planning & Zoning Commission approval. He said that the work within the regulated area around the wetlands has been approved by the Environmental Protection Commission (EPC) at their November meeting. They required a detailed planting plan for the area between the swimming pool and the wetland. That has been submitted to the EPC and a copy submitted to the Planning & Zoning Commission. That plan is dated 11-21-2014. In response to a question, Mr. DiVesta said that a "two man boulder" is approximately 3'x3'x3' in size. They are being used to create a boundary edge to separate the filling and regrading area from the area adjacent to the wetland that will be restored and will no longer be used as lawn or active recreation space.

There were no comments from the general public regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Voigt, seconded by Mr. Olvany and unanimously approved.

At about 10:40 P.M., Chairman Cameron then read the following agenda item:

Continuation of Public Hearing regarding Land Filling & Regrading Application #338, ETG Properties, LLC, 5 Top O'Hill Road. Proposing to fill and regrade the south side of the property to create a more level yard area, and to perform related site development activities. The subject property is located on the west side of Top O Hill Road approximately 300 feet north of its intersection with Christie Hill Road, and is shown on Assessor's Map #29 as Lot #84 in the R-1 Zone. *DEADLINE TO CLOSE PUBLIC HEARING IS: 1/6/2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

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Richard Bennett, Professional Engineer, represented the property owner and said there were two questions that remained from the previous public hearing – details regarding the proposed plantings and the proposed boulder wall. A detailed landscaping plan has been prepared and submitted, and he noted that large boulders that will make up the proposed retaining wall, which will be less than 3 feet tall. He said that some of the planting and landscaping has already been done in order to start to stabilize the disturbed soils.

Attorney Robert Maslan represented the Faheys who live to the west and northwest of the site at 15 Homestead Lane. He said that he has been retained after the Faheys experienced flooding on December 9, 2014. He submitted and reviewed photographs of silty stormwater from the construction site flowing on the ground and flowing through a hole in the wall of the Faheys basement. He said that the Fahey property has been devastated by the implementation of the project at 5 Top O Hill Road because inadequate sediment and erosion controls and inadequate stormwater management practices are present. He said that the silt fence is not being maintained and the fact that the vegetation has been removed means there is no stormwater management system in place. He said that plan calls for a stormwater management system, but it is not yet connected. He submitted photographs of the original drainage report for the house and development at 5 Top O Hill Road. He said that the original drainage report was not correct because it did not account for lawn in place of the woods to the south of the house and it only accommodated the increase in impervious area rather than starting with the concept of an undeveloped site (fresh meadow approach) as required by the Regulations. He said there is no new drainage plan or report for the project which involves considerable work to the south of the house. He said that the old house and development had only sheet flow, which spread out the stormwater runoff as it ran to the west. The new plan concentrates much of the stormwater from the impervious surfaces to a corner just uphill from the Fahey property. He suggested that it would be more appropriate to direct the stormwater runoff from as many impervious surfaces as possible to the southeast portion of 5 Top O Hill Road so that the water can then soak into the site before it travels to the neighbors.

Rima Laukaitis, Professional Engineer from Martinez Couch & Associates, believed that the storm drainage system that was recently installed is about seven feet farther to the west than the approved plan. She also noted that more site disturbance has occurred than was originally approved and the disturbance and installation of the drainage system is closer to her client, the Faheys, who live to the west.

Mr. Bennett said he would grant an extension of time so that the Planning & Zoning Commission could continue the public hearing on this matter. He also noted that one of the problems is that the driveway from Top O Hill Road was designed to prevent stormwater runoff in the street from flowing into the property. He said that it was originally installed correctly but is no longer working in that manner. Mr. Bennett said that the developer has been trying to work with the neighbors and will continue to do so. He said that he will re-examine the drainage report and make any corrections necessary and if that means installing additional stormwater runoff system, it will be done. He said that the relocation of the drainage system approximately seven feet to the west of the original planned location is typical of adjustments made during construction and would have no material difference upon the neighbor.

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Mr. Voigt said that it would be necessary to rectify any problems as soon as possible rather than delaying the corrections and then having to tear up any of the finished or any of the completed work.

Linda Romanowski of 11 Homestead Road said that the footing and wall detail plans do not look clear. She said that she is very concerned about the stability of the retaining wall because it will be located uphill from her property. Mr. Bennett said that the Commission could require an engineer certification after the retaining wall has been built. This would give the Commission and the neighbor an assurance that it was built properly. Mrs. Romanowski said that the top of the retaining wall should be higher than the lawn so that stormwater runoff will not go over the wall, but will rather be caught in the lawn and held on the site. She said that it is possible that an underground stormwater storage tank could be installed or a percolation system could be installed in the lawn to make sure that the water does not runoff, but rather soaked into the ground. She said that the area was wooded before the construction started and much of the water was caught in that wooded area. Now that the wooded condition has been changed, runoff is not caught on the site to the extent that it was before.

Bill Carney at 9 Homestead Road said that the area below (to the west) of the proposed retaining wall cannot easily be stabilized but it needs to be stabilized. He said that the problem is that a larger new house has been constructed on a relatively small lot and stormwater management has not been implemented properly or in a timely manner.

Kevin Fahey said that his property floods each time it rains and that he has purchased additional sump pumps but they still cannot keep up with the volume of water that flows from the construction site to his property. Silt fences have been used and then hay bales were used but they have been inadequate. He said that to date he has spent \$30,000 on engineering and lawyer fees and clean-up costs to repair the damage and equipment.

Mr. Bennett said he will check on the issues that were raised. The Commission agreed to continue the public hearing on January 27, 2015 at 8 P.M. in Room 206 of Town Hall. Mr. Bennett confirmed that the extension to continue to that date is been granted.

Chairman Cameron read the following agenda item:

Business Site Plan #24-W/Special Permit, Chocolate Works, Goodwives Shopping Center, 25 Old King's Highway North. Proposing to establish a convenience food service use within the Goodwives Shopping Center. The space is part of the previous Rugged Bear store space, within Goodwives Shopping Center, which is located on the south side of Old Kings Highway North, approximately 150 feet southwest of its intersection with Brookside Road and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

Meredith Sheine was present along with Joe Walley of Chocolate Works. Mr. Ginsberg said that the retail sales of prepackaged chocolates and candies is permitted as a matter of right within the Designed Commercial Zone but the fact that they want to handle the food and prepare chocolate and other candies at the site does require Special Permit approval from the Planning & Zoning Commission. He said it would be considered a convenience food service activity. He said that the

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Health Department and Fire Marshal have reviewed the plans and are okay with the type of use that is proposed.

It was explained that chocolate and other candies will be sold at retail but there will also be parties and activities where guests can re-melt chocolate, remold it, decorate it and otherwise deal with the convenience food aspect of the candy. Ice cream and beverages will also be available for customers. There will be two or three tables in the front section and no more than eight chairs for customers to sit at in the retail portion of the store. The back portion of the space will be a craft room or party room that will have tables and chairs for participants. Generally a party will have 12 to 15 people but they can accommodate up to 30 people in the craft room.

There were no comments from the general public regarding this application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Voigt, seconded by Mr. Olvany and unanimously approved.

There being no further business, the following motion was made: that the Commission adjourn the meeting. The motion was made by Mr. Olvany, seconded by Mr. Cunningham and unanimously approved. The meeting was adjourned at 11:20 P.M.

Respectfully submitted,

David J. Keating
Planning & Zoning Assistant Director

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